

MEETING	Monday, November 23, 2015
TIME	5:39 PM
PRESIDING OFFICER	Mayor David P. Maher
PRESENT	Mayor Maher, Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Toomey
PRESENTATIONS	NONE
PLEDGE OF ALLEGIANCE	
MOMENT OF MEDITATION	

VICE MAYOR BENZAN ANNOUNCED THAT THE MEETING WAS BEING RECORDED WITH AUDIO AND VISUAL DEVICES.

SUBMISSION OF THE RECORD

On motion of Councillor McGovern the submission of the Minutes for the Regular City Council Meetings of October 19, 2015 and November 2, 2015 and the Special City Council Meeting of November 16, 2015 were accepted on a voice vote of five members.

PUBLIC COMMENT

Stephen Kaiser, 191 Hamilton Street, spoke on Policy Order #1. He stated that he supports this order because the idea of an early action housing policy is a vital action for the city. He stated that there needs to be an understanding as to what is happening to affordable housing in the city. He stated that the advice of the Planning Board to take the Barrett petition and send it through the planning process is a valid one. He suggested a similar kind of planning process for City parking lot #6. He stated that the area around Normandy needs a better look. He stated that at the 2:00 committee hearing on Thursday, there was a problem with the microphones but he appreciates Mayor Maher's efforts to fix the problem.

Dotty Gaydosh, 45 Cherry Street, spoke on Policy Order #8. She stated that she would like all of the City Council members to vote in favor of this order. She stated that she is not afraid of refugees. She stated that words are damaging and hurtful and can lead to violence. She stated that it is very important that as a City we need to stand up with compassion and rebuke the governor.

Manny Lusardi, 15 Lambert Street, spoke on Policy Order #8. He stated that we as a City need to act to help all refugees and must act on the anti-Muslim rhetoric. He stated that he is asking the

City Council to unanimously pass Policy Order #8 and ask the City Manager how we can assist neighboring communities in helping refugees escape war.

Carol O'Hare, 172 Magazine Street, spoke on the curb cut at Tufts Street at the corner of Magazine Street. She stated that there are three problems with this. There are two different plans that show two different configurations of the property. She said that the 2014 plan that has been superseded by the 2015 plan shows an entirely different layout. She stated that the remedy is to formally specify and establish the proper one for the agenda. She stated that another problem is that the commitment made to the Commissioner of the Inspection Services Department was made by the applicant and he wrote that it was only parking for a van or truck from time to time when performing maintenance. It should be assured that no resident parking should be permitted. She stated the condition should be clearly stated on the record and, if possible, on the plan filed with Inspectional Services Department. She added that there is also a notice problem. She said that the Inspectional Services Department and the City Council insists on giving notice with only the property address but if the curb cut is on another corner, the abutters and neighbors will not receive notice. She would like this process rectified in the future. She stated that those on the same street should know what is happening. Regarding the Barrett amendment, she stated that she would like the City Council to read the supplemental email that she has sent.

April Paffrath, 1 Waterhouse Street, spoke on Policy Order #8. She stated that these comments are shameful because it is disgraceful for people to turn their backs on people who need help.

Cristina Groeger, 51 Langdon Street, spoke on Policy Order #3. She stated that she is grateful for the four City Councillors who sponsored the resolution. She stated that she is joined by other graduate workers. She stated that graduate workers have a variety of responsibilities. She stated that providing quality teaching and research, they help to make Harvard University the institution it is today. She stated that as conditions for graduate workers have deteriorated, so have the conditions at Harvard which negatively affects the quality of the education that is being provided. She stated that with a union, graduate workers want to sit down with Harvard administration and bargain as equals over the conditions which they work. She stated that by doing this, Harvard administration will know they will not be able to justify many of their policies to the over 2,000 graduate workers. She stated that Harvard opposes their right to organize. She urged the City Council to support graduate workers at Harvard.

Jan Devereux, 255 Lakeview Avenue, stated her support for Policy Order #1. She stated that she is a little concerned about piling so much into the first phase of the plan. As it relates to Policy Order #7 regarding the relocation of the Department of Public Works, she stated she has no objections to the facility being relocated into the Alewife area. She stated that as part of the first phase of planning of the Alewife uses she would like to see conversation about what other city facilities may be in need of a new site. She stated that Alewife will be one of the two most vulnerable areas in the City and the most in need of climate change resiliency planning. She stated that this could serve as a model.

Lydia Marik, 34 Essex Street, stated that she attended the protest at the State House. She stated her support for Policy Order #8.

Emily Dexter, 9 Fenno Street, stated that she would like to talk about Charter Schools in Massachusetts. We need to think forward if the cap is lifted. We need to stop using maintenance thinking when talking about our schools. We need to take innovation to the next level. She stated that innovation would be a strong advisory program at the high school.

Hasson Rashid, 820 Massachusetts Avenue, spoke on Committee Report #4. He stated that he sent a proposal via e-mail to the City Council. He stated that the proposal was a request and encouragement for the municipal government to produce an ordinance or an act into law addressing homelessness by permitting the establishment of a city Homeless Trust Fund. He stated that production of such a fund would be in accord with the states 2005 City of Cambridge Ten Year Plan to End Homelessness in Cambridge. He stated that it would also complement each of the six Charrette priorities and recommendations. He stated that this fund is one of the tools that will allow Cambridge to move from managing homelessness to ending homelessness.

Heather Hoffman, 213 Hurley Street, stated that she would like to make note of the proposal to purchase more land in Lincoln to protect our watershed. She stated that the price is reasonable and it was not coming out of the CPA money and she is pleased to see that. She stated that as it relates to the feasibility of buying housing on Harvard and Harding Streets, it did not address the possibility of using eminent domain. As to a comprehensive housing plan, she stated that the areas that have been talked about for early action such as Alewife and Volpe are places where a comprehensive housing plan is especially relevant. She stated that Councillor Toomey has stated that it is important to look at affordable housing spread more equitably throughout the city. She spoke in support of the Policy Order #8.

Barbara Taggart stated that the most predominant location to have heating equipment is in the basement. She stated that the biggest problem is that carpenters are hired to put in basement apartments and oftentimes do not pull permits. She stated that this should be taken into consideration as well as the possibility of rainstorms including the possibility of 4 inches per hour which threaten the heating equipment as well. She stated that these things must be considered when discussing basement apartments.

James Williamson, expressed his support for Harvard graduate students having the right to organize a union. He asked that the graduate students at Harvard join the rest of the community to make demands on Harvard and MIT to house their graduate students. He noted the importance of reciprocal solidarity on issues of common ground. Regarding the disposition, he pointed out that there is an accurate summary of the community meeting held on this matter. He stated that this alley would have to be disposed of by the City. He stated that it was not part of the original zoning and that is why we now have a disposition. He stated that it is time to take another look at the change in the zoning and the proposal for a 19-story building in Central Square. He stated that there is already a negative impact on the price that was paid by the Middle East and the consequences was that they raised rent and TT the Bears was forced to go out of business. He asked if there has been an independent evaluation for the price of this alleyway and then we should think if it is worth selling or exchanging to Normandy Twining.

Patrick Barrett stated that he thinks the Barrett petition causes baggage because of its drafter. He stated that he has worked real estate for 25 years and there are many spaces that have been done in the way that was stated previously. He stated that the petition is trying to create a synergy between the Building Code, Sanitary Code and the Municipal Code. He stated that this is not about a moneymaking scheme borne of profits exclusively, adding that this is for one and two-family homes. He said that this is about looking at space reasonably and taking what it already being done and putting it into the light. He stated that he has done a mediocre job of representing to the City Council what is possible in these spaces. He stated that the Planning Board suggested that the petition be bifurcated and added that he supports this. He asked the City Council to give the petition its due and read some of the information that he has made available relative to some critiques and consider the petition on its merit.

Mayor Maher assumed the Chair at 6:19 PM

CONSENT AGENDA

- # 1 Referred to hearing scheduled for 7:00 PM.
- # 2 Referred to hearing scheduled for 7:00 PM.
- # 3 Referred to the petition.
- #10 Placed on file.

NON CONSENT AGENDA

4 Here insert Agenda # 4 read by Mayor Maher. Councillor Mazen questioned whether the City Council wanted to discuss this topic now or discuss in the Ordinance Committee. He stated that the proponents think that 75% in the Planning Board's recommendations are too aggressive.

Mayor Maher stated that on December 7th both the Ordinance Committee and the Planning Board recommendation will be before the City Council for discussion.

4 Referred to the petition.

5 Here insert Agenda # 5 read by Mayor Maher. Councillor Mazen asked the City Manager to clarify how this process works. He wanted to know what the goals are and how they are achieved.

City Manager Rossi explained that this is an opportunity that came to the City from Lincoln whereby land would be available. It is land that leads to the streams on Stony Brook. He explained how the water is transferred to Fresh Pond. He stated that it is critical that the water supply be protected as much as possible. This gives the City of Cambridge an opportunity to purchase a significant amount of acreage for \$75,000. He stated that this is a good price for the land and allow the City of Cambridge to protect one of its most valuable assets. This will ensure that the land will not be developed. There is a temptation to develop this land for housing resulting in conditions that may pose a threat to the water supply. Mr. Rossi explained that in the 1800's Cambridge forefathers purchased the reservoirs. In a question from Councillor Mazen Mr. Corda, Managing Director of the Water Department, stated that Lincoln Land Trust and also the Town of Lincoln are active in doing this type of thing and preserve and protect real estate in general. The entities have contributed 3/4 of the funds for this process. Mr. Rossi noted that as part of this process Cambridge obtains a permanent protective easement on the land. This is a condition of the sale.

Councillor Toomey plans to vote on this. He stated that previously former Mayor Davis had suggested a farming program for the public schools. He asked if there is any school program on this site. He requested an update on this or restart this process.

Mr. Rossi stated that in 2007 City officials visited some property owners in Lincoln and at one point he thought that there was a plan. He stated that he did not know if this particular land which is wetlands and may not be appropriate for this type of a program, but there are several opportunities to develop such a program. He stated that group needs to be put together that is interested in urban agriculture for Cambridge students. This is a great opportunity. Councillor Toomey encouraged the City Manager to pursue this as vigorously as possible.

Councillor Kelley stated that he bikes on this land and it is beautiful.

The following order was now considered the he question being on adoption, to wit:
(HERE INSERT AGENDA # 5A)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

The following order was now considered the he question being on adoption, to wit:
(HERE INSERT AGENDA # 5B)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

6 Here insert Agenda # 6 read by Mayor Maher. Councillor Mazen stated that this is outreach to the community that is generically good and needed. He asked that the four points on outreach be outlined and how they will be achieved. He asked why there is a need for a consultant

Ms. Farooq, Assistant City Manager for Community Development Department, stated that the four points are community outreach to residential and small businesses around energy efficiency and renewable energy. She explained that the City is working with Eversource to create a multi-family pilot because this is the most difficult part of energy efficiency. It is difficult to get multiple stakeholders to participate in one solution. She stated that the incentives at the state level are not set up for utilization for multi-family buildings. The Cambridge Energy Alliance has worked with the youth in the Mayor's Summer Employment Program by utilizing them as street teams to go door-to-door. The Website is an ongoing vehicle. She stated that the last item is going directly to low income residents and working with them to gain access to Smart Strips, LED and CFL bulbs which are not covered by state programs. Ms. Farooq stated that this specific consultant's role is to work with youth through the school system and work through the Science Education program in schools. This is a unique expertise that the consultant brings that the City staff does not have. The consultant is very hands on and evaluate post-programs. This ties in with the City's goals around energy and STEM. Councillor Mazen stated that this is so compelling by learning by doing and the environmental savings. He wanted the City to depend on an in-house group to do this work. Mr. Rossi stated that this is the way programs like this get a life and then grow.

The following order was now considered the he question being on adoption, to wit:
(HERE INSERT AGENDA # 6)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

7 Here insert Agenda # 7 read by Mayor Maher. Councillor Carlone asked why there was no mention in the report of eminent domain taking of these properties. Mr. Rossi stated that this was not discussed. He stated that the Harding Street property the message that the City got back that the property owner would not consider affordability even after the Housing Committee held a hearing on this matter. The Housing Director tried to draw down the affordability of the units and tried to purchase some of the units as condos but the property owner was not in agreement. He stated that there is a similar case on Harvard Street property, but he does not think that the door is closed for an affordability opportunity to occur. This will be pursued. He noted that the administration, staff and City Council would need to have discussions on this issue of eminent domain before the City chose this route.

Councillor Carlone stated that when a building is gutted it is approaching new construction he suggested that the Housing Policy look at this as a percentage of the units could become affordable. The City should consider this option.

Mr. Rossi stated that if there were a will seller of property and if eminent domain was used in a friendly way; this is one scenario. A hostile taking is another scenario. He further stated that the City staff intervened with the property owners of these properties and even gave advice to tenants that needed help.

Councillor Simmons stated that news in the report was not as good as she hoped it would be. She informed the City Council that one of the property owners has purchased another three family property in The Port. This too will come back on the market with high rents and further push long-time Cambridge residents out of the City. She stated that the City Council needs to aggressive look at the condo conversion ordinance. She stated that the City needs to be aggressive to intercede. She wanted to push the Harvard Street property to create some affordable units. She spoke about tenants being given a one year notice when a property is converted to condominiums.

Councillor McGovern stated that he worries more about this type of displacement. He commented that the tenants on Harvard and Harding Streets are real people who are losing their homes. He spoke about how the City can legally help these tenants.

Mr. Rossi informed the City Council that the City is making offers on properties before they are listed. He stated that there may be one that is promising.

Councillor Simmons spoke about the Harding Street property owner who would not make any concessions and is now purchasing property on Columbia Street. She asked if there is anything that the City can do to intercede because it is clear that his plan is to buy high and then raise rents so high that people are being displaced. She stated that this is for profit speculation. Cambridge gets nothing from these transaction. She asked if there is anything that can be done now to slow this speculative purchasing down. Mr. Rossi stated that it would be difficult to find a tool to legally do this.

7 Placed on file.

8 Here insert Agenda # 8 read by Mayor Maher. Councillor Toomey stated that he would like an update on the Crystal busses which are 60 passenger vans that have few riders. There has been no response from the City on this matter. He suggested giving the employees a voucher to take a cab to the Cambridge Health Alliance. He further stated that he wanted an update on the traffic study for Cardinal Medeiros Avenue.

Mr. Barr responded that he has been informed by the Cambridge Health Alliance that they will be switching the route and go to smaller busses. He stated that this has been a commitment made by the Cambridge Health Alliance and if this has not happened he will contact the Cambridge Health Alliance. He stated that there are times when the busses are full during peak times. Councillor Toomey stated his concern about the pollution caused from these buses and the cost. He wanted to see a cost analysis on this matter. Mr. Barr further stated that the consultants are close to completion on the Cardinal Medeiros traffic study. He added that he will be able to address the issues on Bristol and Cambridge Streets also. He is hopeful that by the end of the year there will be results to report to the City Council.

Councillor Carlone stated that he was pleased that the intent is to implement pilot programs in 2016. He asked that with a pilot program does the MBTA participate in the finance. Mr. Barr responded that usually the MBTA and the City would split the cost; the MBTA would pay for the equipment and the needed work on their busses. The City would do the upgrade at the traffic signals. This item has been included in the participatory budgeting to assist in the funding as an option. The MBTA has indicated its interest with the # 1 bus because of the ridership; this is a good test case. In response to a question from Councillor Carlone about how long this will take Mr. Barr stated that hopefully it will take less than twenty years to get the technology in place and debugging it. The long term goal is to have communication with the traffic signals.

8 Placed on file.

9 Here insert Agenda # 9 read by Mayor Maher. Councillor Cheung spoke about the complaint of the dust. Ms. Watkins stated that the City has worked with Mass DOT and the project has been tarped. As the project nears completion the piles will get smaller. Councillor Cheung questioned if the abutters have been asked if this has improved the situation. Ms. Watkins stated that no additional concerns have been received from residents. Councillor Cheung commented that the URL in the report is long and he suggested having a shortcut, having a state contact person and he wanted the summary updated. Ms. Watkins stated that additional information can be added. She further stated that there is no other staging of the project and the benches are all for the Cambridge Common Project.

Mayor Maher asked about a timeline of when the project is expected to be finished and when the temporary fencing will come down. Ms. Watkins spoke about substantial paving days for the paths and the fencing associated with the paths will be taken down this week. She further stated that the staging area will remain until next year when the landscaping and final work will be done. The work on the paths will be completed this week and will be ready for use. The project will be completed by the summer of 2016.

Councillor Carlone asked why bikes are not required to be walked through the Common like they are in Harvard Yard. Ms. Farooq stated that bicycles have been historically allowed in the Common. She stated that the width of paths will be uniform throughout the Common and signage is being added that alerts bicyclists to be careful of pedestrians. The plan is use good messaging to alter behavior. She added that this will be monitored. Councillor Carlone stated that it does not makes sense because bikes cannot ride on the sidewalk on Massachusetts Avenue

and in Harvard Square. He added that the bikes are being sped up in this instance given the surface. Deputy City Manager Peterson stated that there are parks in the City with shared use. She stated that Linear Park and Russell Field have shared pathways and courtesy needs to be observed for pedestrians and dog walkers.

9 Placed on file.

CALENDAR

1-3 No action taken.

4 Here insert Calendar Item # 4 read by Mayor Maher. Councillor Mazen stated that this was tabled because it was not ready for discussion. Hearing no objections the matter was removed from the table, which reads as follows:
(HERE INSERT THE COMMITTEE REPORT)

Councillor Mazen stated that at the Committee hearing there were many in the community from all backgrounds that were interested in this issue. He noted that we are facing the largest refugee crisis since World War II. This issue has been complicated by the political stance taken by the Governor. He add that hateful things are being said about Arabs fleeing violence. He explained what the goal was of the hearing. He spoke about what the City could do formally and informally in this moral issue. He wanted the City to do what is right.

Mayor Maher stated that the action is to accept the report, place it on file and to adopt the underlying order.

Councillor Toomey moved suspension of the rules to dispense with the regular order of business to bring forward Policy Order # 8. On a voice vote the motion for suspension of the rules -
Carried.

The question now came on adoption of Policy Order # 8 which reads as follows:
(HERE INSERT POLICY ORDER # 8)

The order was -

Adopted on the affirmative vote of nine members.

Councillor McGovern stated that he supported the goal but he has received feedback on the part of the order where there is concern is about allocation of housing. He stated that people are concerned because the City does not have enough housing for the people who live here. The concern is that the City will house Syrian refugees over Cambridge residents. This needs clarification or ask the City Manager to report back to the City Council on this matter. Councillor Mazen spoke about allocating housing as one unit or one family and that other communities would pool their resources together. He is open to having the wording be about host families. He stated that it would not be wrong to house a Syrian family seeking asylum from the violence.

Councillor McGovern stated that the City needs a plan for situation such as this. He added that when Katrina hit he was on the School Committee and the requirements were waived for those who relocated to Cambridge for their children to register for school. The housing piece needs clarification.

Councillor Toomey suggested language to amend the order to encourage private individuals who are in a position to welcome Syrian refugee into their homes.

The original Policy Order # 15 reads as follows:
(HERE INSERT ORIGINAL POLICY ORDER # 15)

Mayor Maher now moved adoption of the amendment offered by Councillor Toomey to add the end there of the following:

ORDERED: That host families who are over housed by included to welcome Syrian refugees.

The question now came on the amendment - and on a voice vote the amendment -
Carried.

The question now came on adoption of the order as amended which reads as follows:
(HERE COPY AMENDED ORDER #15)

The order as amended was -
Adopted as amended by the affirmative vote of nine members.

The report was -
Accepted and placed on file.

5 Vice Mayor Benzan moved to take Calendar # 5 from the Table. On the motion from Vice Mayor Benzan to remove the item from the table and bring the item forward - hearing no objections - the motion -
Carried.

Here insert Calendar Item # 5 read by Mayor Maher.
Vice Mayor Benzan moved that the application be approved providing that the banners are not hung within 300 feet of the Jose Mateo Ballet School.

Councillor Simmons stated that she did not want the banners hung at all.

The question now came on the motion to amend the order to approve the banners with the provision that the banners not be hung within 300 feet of the Jose Mateo Ballet School made by Vice Mayor Benzan - the motion carried on an affirmative vote of eight members.

The following order was now considered the question being on adoption, to wit:

(HERE INSERT BANNER ORDER FOR BOSTON BALLET)

The order was -
Adopted as amended by the affirmative vote of eight members.
Councillor Simmons was recorded in the negative on this matter.

6 No action taken.

RECESS

At this time Mayor Maher recessed the regular meeting and proceeded to the scheduled hearing.

HEARING - COOLIDGE PLACE LAND DISPOSITION

By prior assignment at 7:29 PM the City Council proceeded to the public hearing to discuss a request from Normandy Real Estate Partners and Twining Properties to make available for disposition approximately 1,042 square feet of City owned land known as Coolidge Place, which is an eight foot wide public way that connects Massachusetts Avenue to the city owned Municipal Parking Lot # 6 on Bishop Allen Drive.

Mayor Maher stated that the City Manager, Deputy City Manager and the City Engineer would outline this item for the City Council.

Deputy City Manager Peterson stated that pursuant to the Cambridge Municipal Code 2.110 relating to the disposition of City-owned property this is a hearing before the City Council on the disposition of this land. She stated that the City Council is being asked to authorize the disposition of Coolidge Place pursuant to Chapter 2.110 of the Municipal Code which governs the disposition of City-owned property. She informed the City Council that approval of this request requires a 2/3 vote of the City Council. This report follows action that was taken by the City Council on September 21, 2015 to declare available for disposition approximately 1,042 square feet of City-owned land known as Coolidge Place. She stated that a graph of the alley way is found on page two of the City Manager's report which appeared as Agenda # 1. She stated that the land adjacent is controlled by Normandy/Twining. The report also contains a map of the area. The City received a request from Normandy/Twining who controls the adjacent land on September 17, 2015 indicating its desire to acquire the property in order to facilitate the development of a 200,000+ square foot residential project with ground floor retail in a new multi-family residential building to be constructed on land that includes the City property in combination with the adjacent land controlled by Twining/Normandy. She explained that the request was for three votes. The first, is to diminish the process. She explained that the Municipal Code requires two appraisals of the property and that the Planning Board hearing be held two weeks after the Manager's report. She stated that the City received one appraisal of the property and that the Planning Board receive this in less than fourteen days before their hearing. She stated that other requirements of the ordinance have been met. She stated again that the diminution of the process requires a 2/3 vote of the City Council. She further stated that the request is for the disposition of the property and to authorize the City Manager to execute a deed conveying the property as the City Manager determines advisable. She stated that the third vote is for the discontinuance of the public way. A motion for suspension of the rules will be required for this vote due to the fact that this was not put on the agenda. These three votes will complete the transaction on Coolidge Place.

Ms. Watkins gave an overview of the process. She stated that this request is consistent with the Mass + Main zoning proposal that was passed previously by the City Council. She explained that the specifics about this project is not about this process. This is about the disposition of Coolidge Place. She stated that the City Council on September 21, 2015 declared Coolidge Place available for disposition and authorized the City Manager to begin the process. The City advertised Request for Proposals and received one proposal from Normandy/Twining. After review and evaluation by the Evaluation Committee the proposal was determined to be a responsible proposal and advantageous to the City. She outlined the key elements of the proposal by Normandy/Twining. The proposal contains two infrastructure improvements to create two pedestrian pathways that would connect Massachusetts Avenue with the Parking Lot # 6 which will take the place of the single connection provided by Coolidge Place. Water and sewer mains will also be constructed up to \$300,000 worth of improvements in The Port neighborhood. The City will also receive a \$325,000 payment. She stated that under the process the City held a community meeting on October 20, 2015 where the project background was provided and the City asked for community input. The report from the City Manager contains the concerns heard from the residents. She stated that the Planning Board held a public meeting on November 17, 2015. The recommendation of the Planning Board appeared as Agenda # 2 and was referred to the hearing and to Agenda # 1. The recommendation of the Planning Board was to move forward with the disposition as it provides community benefits, two pedestrian walkways, improvement to the drain and sewer improvements and the cash payment. The property owner has easements over Parking Lot # 6 and will be modified so that this will help to facilitate the use of Parking Lot # 6.

This would allow for a more rational use of land and provide a better development by combining the parcels.

Councillor Mazen questioned the appraisal process and how the cash value stacks up with the Request For Proposal compared to what the property could be appraised at on the market. Ms. Peterson stated that a confidential independent appraisal was received. It was used to determine the value of the property but the administration felt that what the City received in the cash value from Normandy/Twining, the work on the sewer mains and the fee acceptable to the City for the two pedestrian pathways and other items are acceptable and all within the range. Councillor Mazen stated that he felt that Normandy/Twining would do improvements in addition to the market cost of the land. Ms. Peterson stated that what is being offered in excess is more than what the land is appraised at. Councillor Mazen stated that he is ready to move on with this item.

Councillor Carlone asked if the City would have public easements on both pathways. Mr. Rossi responded in the affirmative. It is a combination of fee and easement. City Solicitor Glowa stated that the conveyance is to the City of the pathways in a somewhat complicated position. There are pieces that are in fee and pieces that are in easement dealing with the developers calculations of what is needed for conveyance and what the City needs for the infrastructure. Councillor Carlone stated that nothing is said about the relocated Coolidge Place, as he is calling it. He asked what the agreement is. He is assuming that it will be the same as the main with nice materials, well lite with retail wrapping around the corner. Ms. Watkins explained that Coolidge Place is getting widened. The current Coolidge Place is 8 feet and the proposal is to have Coolidge Place 10 feet wide. The agreement with the developer is that the plans will be reviewed and approved by the City. So this will have a detailed design process for the area. The process has been specified. Councillor Carlone wanted this space to be kept a lively space. Mr. Rossi stated that in the disposition report it states that this is on terms acceptable to the City.

Vice Mayor Benzan asked that the width of both the pathways be described. Ms. Watkins responded that the existing Coolidge Place is 8 feet wide. Per the agreement is that there be 2 pathways with a minimum width of 10 feet. One pathway would be located closer to McDonalds and the other pathway would connect the park and the Parking Lot # 6; this will be 50 feet. Vice Mayor Benzan stated that the current pathway is not active; it is dark at night. He stated that the Lafayette pathway will have active retail and this will lead to Lot # 6 where there will be a marketplace. He asked for a description of the marketplace and the ground floor retail along the pathway. Ms. Farooq stated that this is the intention stated by the developer. She stated that the City does not have a project at this stage. She stated that this is a critical aspect to the development and once the hurdles are crossed a project will be submitted to the Planning Board and then there will be more details.

Councillor McGovern asked about the easement of property owned by the developer on Lot # 6. Ms. Watkins stated that there are existing access easements on the property through Lot # 6 and they are in a specific location and a more general easement would give more flexibility in terms of providing future development for Parking Lot # 6. Councillor McGovern commented that there are benefits to the City with this proposal.

Mayor Maher asked if there was anyone who wished to speak in public comment.

James Williamson, 1000 Jackson Place, stated that it is important that the City acquire two independent appraisals and does not understand why the procedure is being bypassed in this situation. He asked how concerned residents can make intelligent comments about this proposal without knowing what the appraisal of this property is. He stated that the residents are being asked to make a decision without all the information. He stated that he felt that the appraisal

should be made public. He stated that it is troubling that the bid was structured so that only Normandy/Twining is eligible to bid on the proposal. He stated that this path is an enjoyable connection to residents of The Port. He stated that he was concerned with putting the path closer to McDonald for the fear of exacerbating the conflicts that occur in front of McDonalds. He does not think that relocating the path is in the public interest. He noted that issues from the community meeting have not been addressed, in particular the fence around the property owned by Normandy/Twining. He stated that the idea is a bad one and that the zoning change is not beneficial to the public and it is harmful to Central Square. He urged that the City Council step back and take another look at this and the wisdom behind it.

Stephen Kaiser, 191 Hamilton Street, stated that Coolidge Place was originally part of the C-2 planning process. The goal was to fill in the parking lots around Central Square. He noted that there was no plans for the disposition of Parking Lot # 6. He labeled the Normandy/Twining the "donut zoning" because there is a big hole in the middle which is Parking Lot # 6. A coordinated effort was made to develop housing on the parking lot. He has not seen any plan for the parking lot. He stated that he found out that Coolidge Place was to be put up for private sale with the provision that it provide a pipe connection to an underground storage tank beneath the parking lot. He commented that he has never seen a plan and does not believe that there was a public process determining this space. The design and location of this basin will preclude future housing on this parking lot. This is a crucial omission in terms of flexibility with planning. He stated that we need to know the Public Works plan for the storage tank and what affect does it have in putting housing on the parking lot. He stated that public process is needed so that the public can have a chance to look at the plan. He expressed his concern with the process. He stated that at the community meeting the City Manager and the City Solicitor referred to it as a hearing. He wanted a public process that looks into the tank and the possibility of housing on the parking lot.

Public comment was closed on a motion by Councillor Carlone on a voice vote,

Councillor McGovern commented on the statements made about the affect the Mass + Main zoning had on the Middle East site. He stated that the purchase price was the actual price paid for this site. He stated that when the statements made in public comment are not accurate there is an obligation to correct the facts.

The question now came on diminution of the process and the following order was now considered the question being on adoption, to wit:

(HERE INSERT AGENDA # 1A)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

The question now came on the disposition of the property and the following order was now considered the question being on adoption, to wit:

(HERE INSERT AGENDA # 1B)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

Mayor Maher moved suspension of the rules in order to introduce Agenda #1C, the same being the discontinuance of the public way. The question now came on suspension of the rules and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

The question now came on the discontinuance of the public way and the following order was now considered the question being on adoption, to wit:

(HERE INSERT AGENDA # 1C)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was -
Adopted.

On motion of Mayor Maher the hearing adjourned at 8:02 PM.

The City Council returned to the regular order of business.

APPLICATIONS AND PETITIONS

Councillor Toomey moved Applications and Petitions # 1- 4.

- # 1 Adopted by the affirmative vote of nine members.
- # 2 Charter Right exercised by Councillor Carlone pending corrected information on the plans.
Councillor Kelley was concerned that the information that is being seen is not always the correct information. He would like for this to be discussed with City Staff and corrected in the future.
- # 3 Adopted by the affirmative vote of nine members.
- # 4 Adopted by the affirmative vote of nine members.

CONSENT COMMUNICATIONS

Councillor Simmons moved the Communications.

#1-10 Placed on file.

CONSENT RESOLUTIONS

#1-12 Consent resolutions were adopted by the affirmative vote of nine members.

#13 Councillor Carlone moved suspension of the rules to add Mayor Maher as a co-sponsor on this resolution. The question came on suspension of the rules and on a voice vote the rules were -

Suspended.

#13 Adopted by the affirmative vote of nine members.

#14-38 Resolutions adopted by the affirmative vote of nine members.

CONSENT POLICY ORDERS

2 Adopted by the affirmative vote of nine members.

4 Adopted by the affirmative vote of nine members.

5 Adopted by the affirmative vote of nine members.

6 Adopted by the affirmative vote of nine members.

#10 Adopted by the affirmative vote of nine members.

#11 Adopted by the affirmative vote of nine members.

#13 Adopted by the affirmative vote of nine members.

COMMITTEE REPORTS

1 Councillor Kelley stated that when bikes are being discussed it has to include anything on wheels.

1 Report accepted and placed on file.

2 Councillor Kelley stated that there are many traffic lights that do not recognize bicyclist waiting for the light to change. The lights are being installed. He does not understand the planning that does not recognize cyclists.

2 Report accepted and placed on file.

3 Councillor Kelley requested clarification about the petition. Mayor Maher stated that the GSA Senior Executive was in Cambridge to discuss a new strategy for the disposal of government property. He stated that similar process was used in Chelsea where there will be a new Regional FBI Center that will be opening in Chelsea. He stated that the zoning regulations and initiatives are in the purview of the City Council. He stated that their intention is to build a new Volpe site without costing the federal government.

Councillor Carlone stated that the GSA and the Volpe team stated that they were nervous about the zoning because they do not control the zoning. Councillor Carlone informed the GSA and Volpe that the City Council is nervous about the development because the City Council does not control it. He stated that the built out model displayed by Community Development at the Ordinance Committee hearing was very uninspiring. He stated that the only way this will work is with superb urban design. He suggested having a competition. He stated that it was a good discussion.

Vice Mayor Benzan stated that GSA stated that having some certainty about the zoning was critical to the project. He announced that there will be an Ordinance Committee hearing on

December 1, 2015. The GSA is focused on getting a new Volpe facility. He stated that timing is of the essence on this.

Mayor Maher stated that the press conference held at City Hall he did not participate in because the matter is before the City Council. He stated that this is the first time that there is someone in the White House who is supportive of this process and there is concern about a change in the White House. He stated that the GSA and Volpe did not want to influence the zoning.

Councillor Toomey stated that he is skeptical about how this will proceed. He stated that the private developer will be on the hook for \$400 million to building something for the Volpe site before they are able to build anything else on that parcel. He added that Washington is getting a lot from this deal and the prime real estate in the country. He is concerned about what will be on the site and the open space on the site. He wants to proceed with caution.

Councillor Carlone stated that at the December 1, 2015 Ordinance Committee hearing he would like to have the financial consultant or their representative at the Ordinance hearing. He also requested that the Community Development model be at the December 1, 2015 hearing.

Mayor Maher suggested that these be late orders. Councillor McGovern requested that the financial information be available to the City Council prior to the Ordinance Committee hearing so that it be reviewed by the City Council.

3 Report accepted, placed on file and referred to the petition.

4 Councillor McGovern moved to amend the report to formalize his recommendation that non-profit homeless providers meet to develop a plan to support the homeless population for this upcoming winter.

4 Report accepted and placed on file.

In connection with this matter Councillor McGovern submitted the following order the question being on adoption, to wit:

(HERE INSERT POLICY ORDER #18)

The order was -

Adopted by the affirmative vote of nine members.

COMMUNICATIONS AND REPORTS FROM OTHER CITY OFFICERS

Here insert Communications and Reports from City Officers # 1 read by Mayor Maher.

The question now came on approving the response and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the response was -

Approved.

NON-CONSENT POLICY ORDERS

1 Here insert Original Policy Order # 1 read by Mayor Maher. Councillor Simmons stated that Housing Committee has worked extraordinarily hard on this term. She requested to amend the aforementioned order by being added as a co-sponsor and to amend by substitution.

The question now came on the amendments and on a voice vote the motion to amend by substitution -

Carried.

The question now came on adoption of the order as amended which reads as follows:
(HERE INSERT AMENDED ORDER # 1)

The order was -

Adopted as amended by the affirmative vote of nine members.

3 Here insert Policy Order # 3 read by Mayor Maher. Councillor Toomey moved the adoption of the order.

The order was -

Adopted by the affirmative vote of nine members.

7 Here insert Policy Order # 7 read by Mayor Maher. Councillor Toomey stated that relocating the Department of Public Works has been discussed for years. He stated that the facility needs major upgrading. The workers need a new facility. He stated that he would like to see the current space used for open space. There is little open space in this area.

7 Adopted by the affirmative vote of nine members.

9 Here insert Policy Order # 9 read by Mayor Maher. Councillor Simmons stated that it has come to her attention that the Animal Commission may be moving to the Police Station. She stated that its present location is centrally located for the residents. She would like the Animal Commission to remain in its current location.

9 Adopted by the affirmative vote of nine members.

#12 Here insert Policy Order #12 read by Mayor Maher. Councillor Kelley stated that this case is about collective bargaining and paying dues, not about education.

#12 Adopted by the affirmative vote of nine members.

#14 Here insert Policy Order #14 read by Mayor Maher. Councillor Kelley would like this discussed in Government Operations, Rules and Claims Committee.

#14 Referred to the Government Operations, Rules and Claims Committee on motion of Councillor Kelley.

LATE RESOLUTIONS

#39-47 Resolutions adopted by the affirmative vote of nine members and made unanimously sponsored.

LATE POLICY ORDERS

Councillor Toomey moved suspension of the rules in order to introduce late Policy Orders.

The question now came on suspension of the rules and the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, McGovern, Simmons, Toomey
and Mayor Maher - 6
NAYS: Councillors Cheung and Kelley - 2
ABSENT: Councillor Mazen - 1
and the rules were -
Suspended.

The following late orders were now considered.

16 Order adopted by the affirmative vote of nine members.
17 Order adopted by the affirmative vote of nine members.

ADJOURNMENT

On motion of Councillor Cheung the meeting adjourned at 8:43 PM.

A list of documents and other exhibits used at the meeting:

City Manager's Agenda
City Council Agenda
CD of meeting